

1 BILL NO. R-89-07-04

2 DECLARATORY RESOLUTION NO. R-4689

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
7 commonly known as 4120-4134
8 Engleton Drive, Fort Wayne,
9 Indiana 46804 (Moppert-
10 Lazoff & Co., Inc.).

11 WHEREAS, Petitioner has duly filed its petition dated
12 July 5, 1989, to have the following described property
13 designated and declared an "Economic Revitalization Area"
14 under Division 6, Article II, Chapter 2 of the Municipal Code
15 of the City of Fort Wayne, Indiana, of 1974, as amended, and
16 I.C. 6-1.1-12.1, to wit:

17 Lot numbered 11 in Engle Ridge North as recorded
18 in the plat thereof in the Office of the
19 Recorder of Allen County, Indiana.

20 said property more commonly known as 4120-4134 Engleton Drive,
21 Fort Wayne, Indiana 46804.

22 WHEREAS, said project will create 30 - 45 additional
23 permanent jobs for a total additional annual payroll of
24 \$500,000.00, with the average new annual job salary being
25 \$11,111.00; and

26 WHEREAS, the total estimated project cost is
27 \$300,000.00; and

28 WHEREAS, it appears that said petition should be
29 processed to final determination in accordance with the
30 provisions of said Division 6.

31 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
32 THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of
Section 6, below, the property hereinabove described is hereby
designated and declared an "Economic Revitalization Area"
under I.C. 6-1.1-12.1. Said designation shall begin upon the
effective date of the Confirming Resolution referred to in
Section 6 of this Resolution and shall continue for one (1)
year thereafter. Said designation shall terminate at the end
of that one-year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.4948/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.4948/\$100 (the change would be negligible).

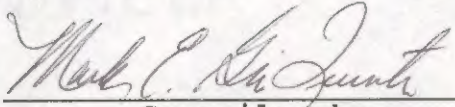
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.4948/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

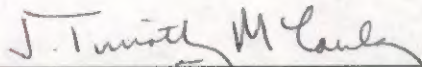
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the _____
title and referred to the Committee on _____
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Conference Room 128, City-County Building,
Fort Wayne, Indiana, on _____, the _____, day
of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Talarico, and duly adopted, placed on its
passage. PASSED ~~Lost~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
TOTAL VOTES	<u>9</u>	_____	_____	_____
BRADBURY	<u>✓</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____
EDMONDS	<u>✓</u>	_____	_____	_____
GiaQUINTA	<u>✓</u>	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____
STIER	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____

DATED: 7-11-89.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING MAP) _____ ORDINANCE RESOLUTION NO. 9-46-89
on the 11th day of July, 1989,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 12th day of July, 1989,
at the hour of 1130 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of July,
1989, at the hour of 3:30 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

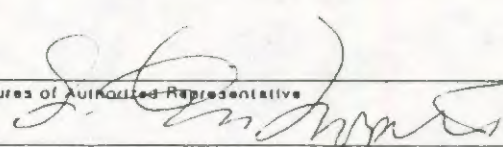
1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council CITY OF FORT WAYNE	County ALLEN
Name of Taxpayer Engle ASSOCIATES	
Address of Taxpayer (Street, city, county) 100 W. Columbia St. Fort Wayne, ALIN	ZIP Code 46802

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT		
Location of property if different from above LOT 11 ENGLE RIDGE NORTH	Taxing District CITY OF FORT WAYNE	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: The cost is approximately \$250,000. before tenant improvements and machinery. This is phase III & 26,000 square feet of a II phase project.		
(Attach additional sheets if needed)	Estimated Starting Date 7.1.89	Estimated Completion Date 9.3.89

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
				30-40	700,000.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT				
	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current Values			
	Plus estimated values of proposed project			
Less: Values of any property being replaced				
Net estimated values upon completion of project				

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY			
I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative 	
Title GENERAL PARTNER	Date of Signature 1 JUNE 14 1989	Telephone Number 423-4431	

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.4948
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.4948
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.4948

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 8-1.1-12.1-2.5, provides for the following limitations as authorized under IC 8-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. **(See Below)*
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☒ No
 - 3) No limitations on type of deduction *(check if no limitations)* ☐ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved; Signature of Authorized Member and Title

Date of Signature

Tested By:

Designated Body

If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 8-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	88%	85%	95%
3rd	80%	3rd	33%	68%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Moppert-Lazoff & Co., Inc.
 Site Location: 4120 -4134 Engleton Drive (Engle Ridge North)
Fort Wayne, IN 46804 (Industrial Park)
 Councilmanic District: 4th Existing Zoning: M-2
 Nature of Business: Light manufacturing, assembly and warehousing of industrial and
consumer goods.
 Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

The project will consist of the construction of a 16,000 sq.ft. building made of steel and masonry. Total real property improvement cost \$300,000.00.

Type of Tax Abatement: Real Property X Manufacturing Equipment
 Estimated Project Cost: \$ 300,000.00 Permanent Jobs Created: 30-45

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Project is located within targeted industrial park (North Ridge Industrial Park).

Staff Ralph L. Huson
 Date 2-6-89

Director Mark D. Beck
 Date 7/6/89

RECEIVED

JUL 05 1989

ECONOMIC
DEVELOPMENT

APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Engle Associates

Address of Applicant's Principal Place of Business:

c/o MOPPERT-LAZOFF & CO., INC.

100 West Columbia St.

Fort Wayne, IN 46802

Phone Number of Applicant (219) 423-4431

Street Address of Property Seeking Designation: 4120-4134 Engleton Dr.

Fort Wayne, IN 46804

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

YES

NO

Is the project site located within the city limits
of the City of Fort Wayne

 X

Is the project site within the flood plain?

 X

Is the project site within the rivergreenway area?

 X

Is the project site within a Redevelopment Area?

 X

Is the project site within a platted industrial
park?

 X

Is the project site within the designated downtown
area?

 X

Is the project site within the Urban Enterprise
Zone?

 X

Will the project have and access to City Water? X
Will the project have and access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2
What zoning classification does the project require? M-2
What is the nature of the business to be conducted at the project site?
Light manufacturing, assembly and warehousing of industrial and
consumer goods.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?
One (1) ten thousand (10,000) square foot free standing building and
an eight thousand (8,000) square foot building recently completed.

What is the condition of structure(s) listed above? good

Current assessed value of Real Estate:

Land	<u>22,400</u>
Improvement	<u>14,560</u>
Total	<u>35,960</u>

What was amount of Total Property Taxes owed during the immediate past
year? 3,534.14 for year 19 89.

Give a brief description of the proposed improvements to be made to
the real estate.

This is for the 2nd phase of a two-phase building. Phase one is
complete. The total building will be 16,000 s.f. made of steel and
masonry.

Cost of Improvements: \$ 300,000.00 (phase 2)

Development Time Frame:

When will physical aspects of improvements begin? June 25, 1989

When is completion expected? October 1, 1989

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? _____

How many permanent jobs will be created as a result of this project?
30-45

Anticipated time frame for reaching employment level stated above?
November 1, 1989

Current annual payroll: _____

New additional annual payroll: \$500,000.00

What is the nature of the new jobs to be created?

New jobs will be created in the machining, warehousing and
secretarial areas.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

This area has shown slow growth over the past 10 years. We hope
this new addition will encourage other business to locate in
this area.

In what Township is project site located? Wayne

In what Taxing District is project site located? City of Fort Wayne

G. CONTACT PERSON:

Name & address of contact person for further information if required:
Fletcher Moppert

100 West Columbia Street

Fort Wayne, IN 46802

Phone number of contact person (219) 423 4431

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Signature of Applicant

S. Fletcher Moppert, Gen. Partner

Date

Admn. Appr. _____

DIGEST SHEET

Q-85-07-04

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE The project will consist of the construction of a 16,000
sq. ft. building made of steel and masonry. Total real property improvement cost
\$300,000.00.

EFFECT OF PASSAGE Tax abatement will be approved.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$300,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-89-07-04

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
THOMAS C. HENRY, VICE CHAIRMAN
BRADBURY, SCHMIDT, BURNS

WE, YOUR COMMITTEE ON Finance TO WHOM WAS

REFERRED AN (~~ORDINANCE~~)^{XX} (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 4120-4134 Engleton Drive, Fort Wayne
Indiana 46804 (Moppert-Lazoff & Co., Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Mark E. Giaquinta

Thomas C. Henry

Janet H. Bradbury

DATED: 7-11-89

Sandra E. Kennedy
City Clerk